



For Lease Entire Building

521 Bergen Avenue
Bronx, NY 10455



[Click here for floorplans](#)

Brand new high-end, retail and office building features:

- Brand new storefront and building lobby
- Brand new passenger elevator with modern finishes
- Energy Efficient HVAC systems
- Turn-key installations available
- Ground and lower levels can be connected by existing internal stairs, with access from the street level
- Branding opportunity

Available floors:	Entire 6 th Floor:	8,648 sf
	Entire 5 th Floor:	8,648 sf
	Entire 4 th Floor:	8,648 sf
	Entire 3 rd Floor:	8,648 sf
	Entire 2 nd Floor:	8,636 sf
	1 st Floor:	7,328 sf
	Basement:	4,075 sf
	TOTAL	54,631 sf

Possession:	Immediate
Term:	10-20 years
Asking rent:	Upon request

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Photos are conceptual in nature

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Medical Centers

1. CityMD South Bronx – The Hub Urgent Care
2. Planned Parenthood – The Bronx Center
3. NYC Health + Hospitals/Lincoln
4. NYC Health + Hospitals/Gotham Health, Belvis
5. CityMD Mott Haven Urgent Care
6. Callen-Lorde Bronx Community Health Center
7. CityMD East 161st Urgent Care
8. Montefiore Medical Group
9. BronxCare Health System
10. Morrisania Chest Center
11. NYC Health + Hospitals/Gotham Health, Tremont

Schools

12. South Bronx Preparatory: A College Board School
13. Legacy College Preparatory Charter School
14. The Bronx Charter School for Children
15. Brilla College Prep Elementary School
16. Zeta Charter School
17. American Dream Charter School
18. NYC Charter High School for Architecture, Engineering & Construction Industries
19. Neighborhood Charter School
20. South Bronx Classical Charter School II
21. Boys Prep Bronx Elementary School
22. Girls Prep Bronx Elementary School
23. Success Academy Charter School

Non-profit organizations

24. Sheltering Arms
25. BronxConnect
26. Destination Tomorrow
27. HERE to HERE
28. Step Up for Better Living
29. LIFT Communities
30. Bronx Peer Advocacy Center
31. Community Connections for Youth
32. Cardinal McCloskey Community Services
33. Catholic Charities Community Services
34. UpBeat NYC
35. Team Pittman CARES Movement

Attractions

36. Yankee Stadium
37. New York Expo Center
38. Mott Haven Historic District

Government Agencies

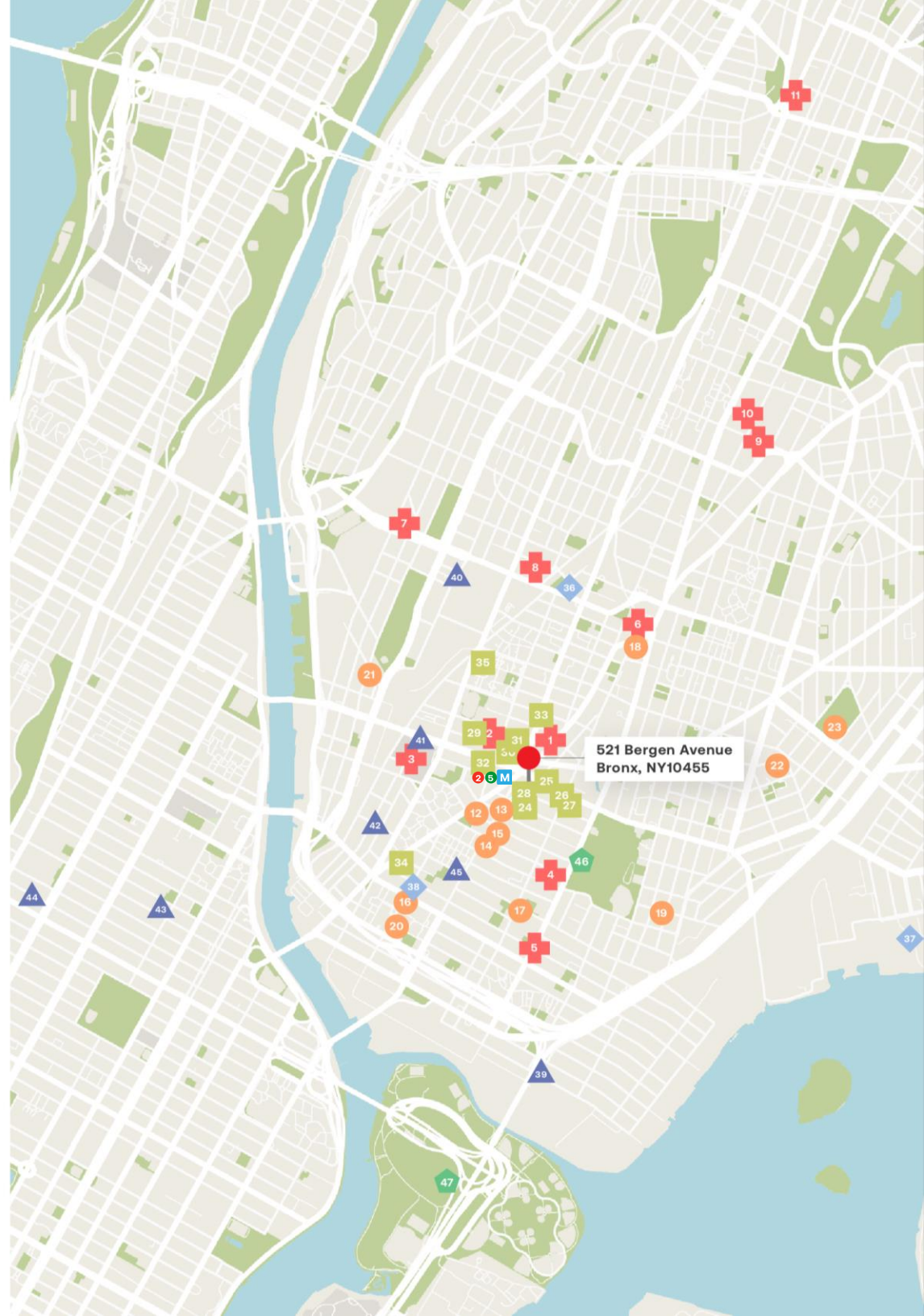
39. NYC Department of Sanitation
40. U.S. Social Security Administration
41. New York City Human Resources Administration
42. Bronx Human Resources Department
43. Developmental Disabilities Services
44. New York State Department of Labor
45. New York City Housing Authority

Parks

46. St. Mary's Park
47. Randall's Island

Metro Transport

 **521 Bergen Avenue**
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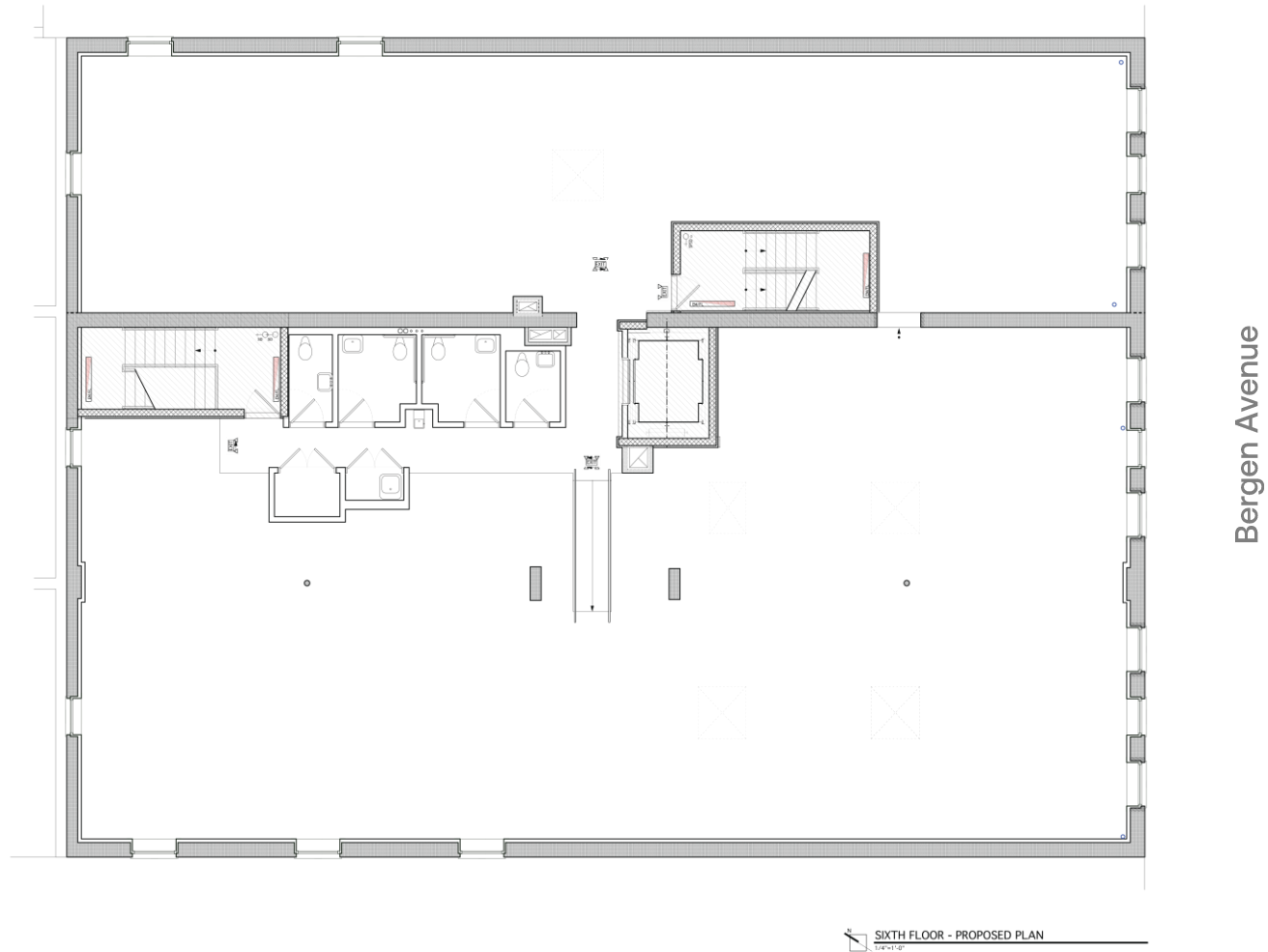
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Sixth Floor – Proposed Plan

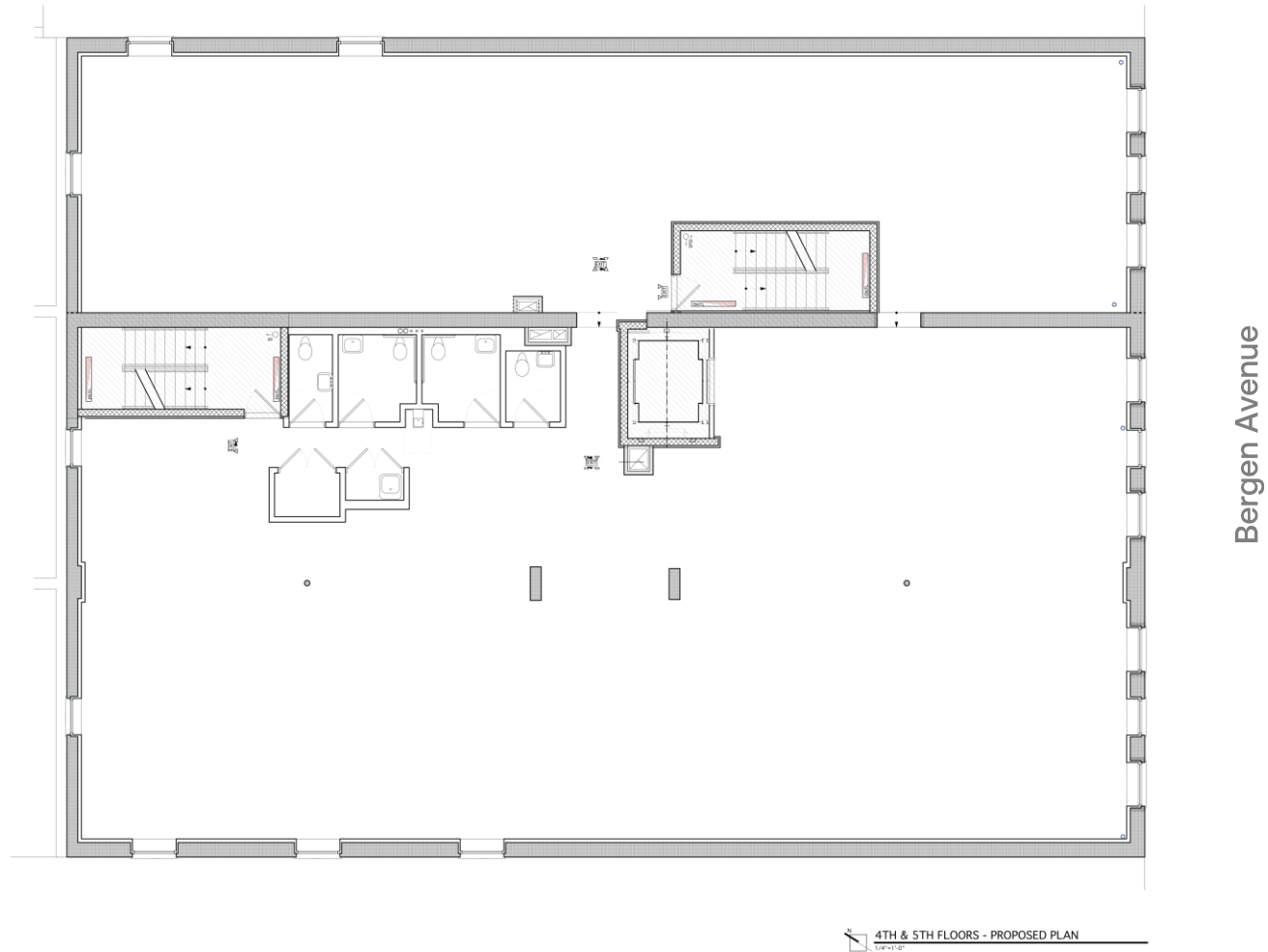


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Fourth & Fifth Floors – Proposed Plan

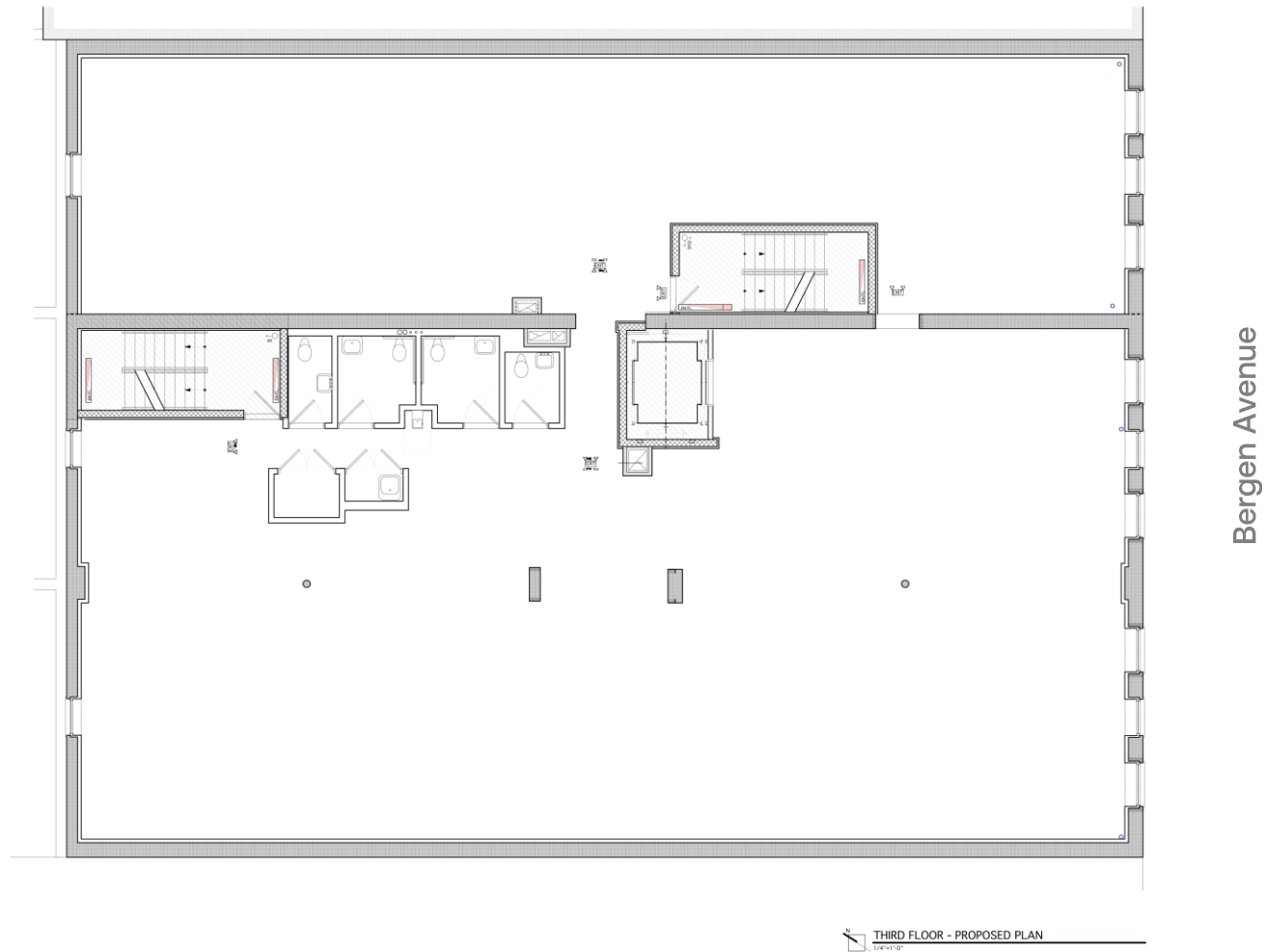


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Third Floor – Proposed Plan

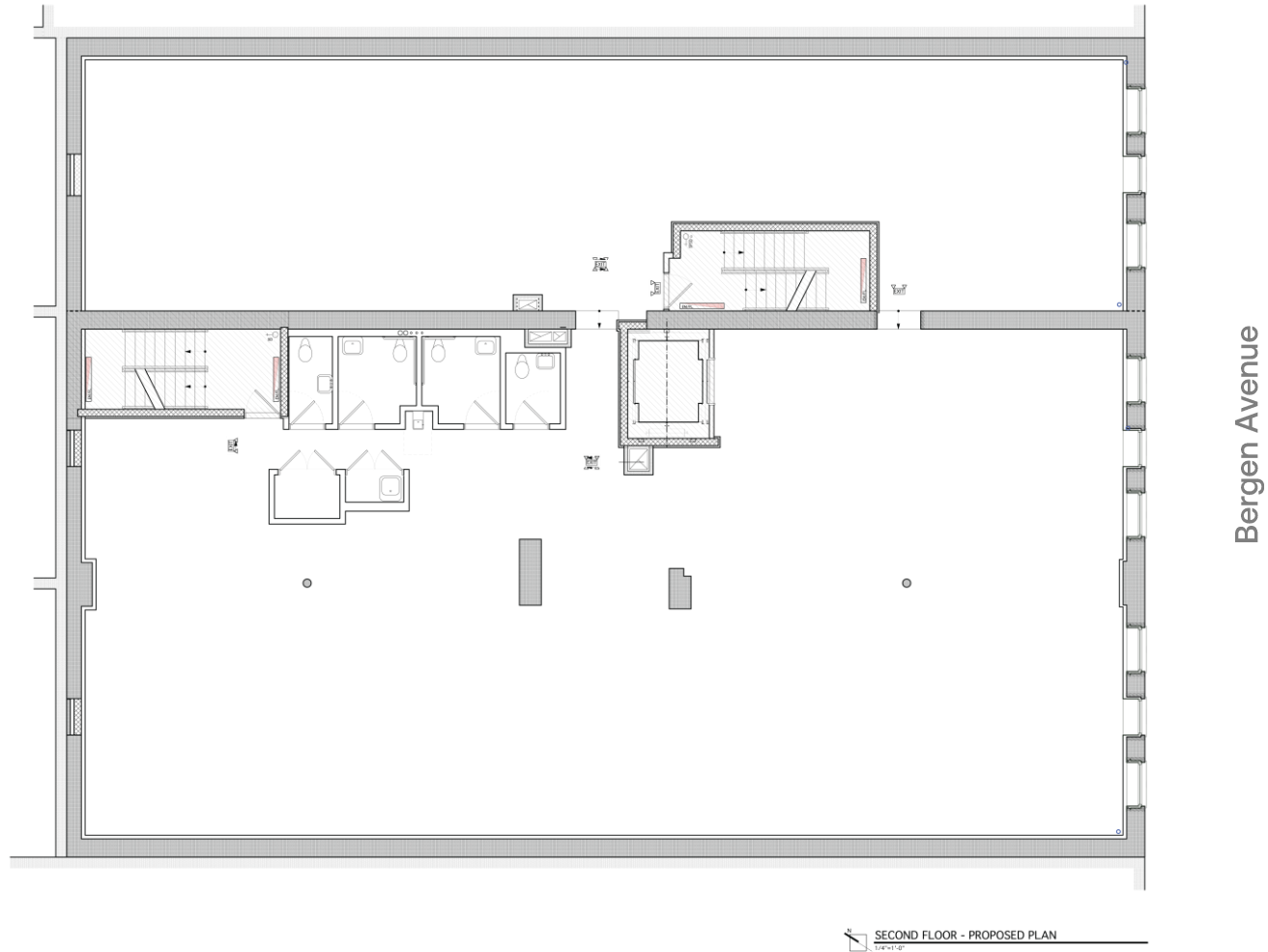


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Second Floor – Proposed Plan

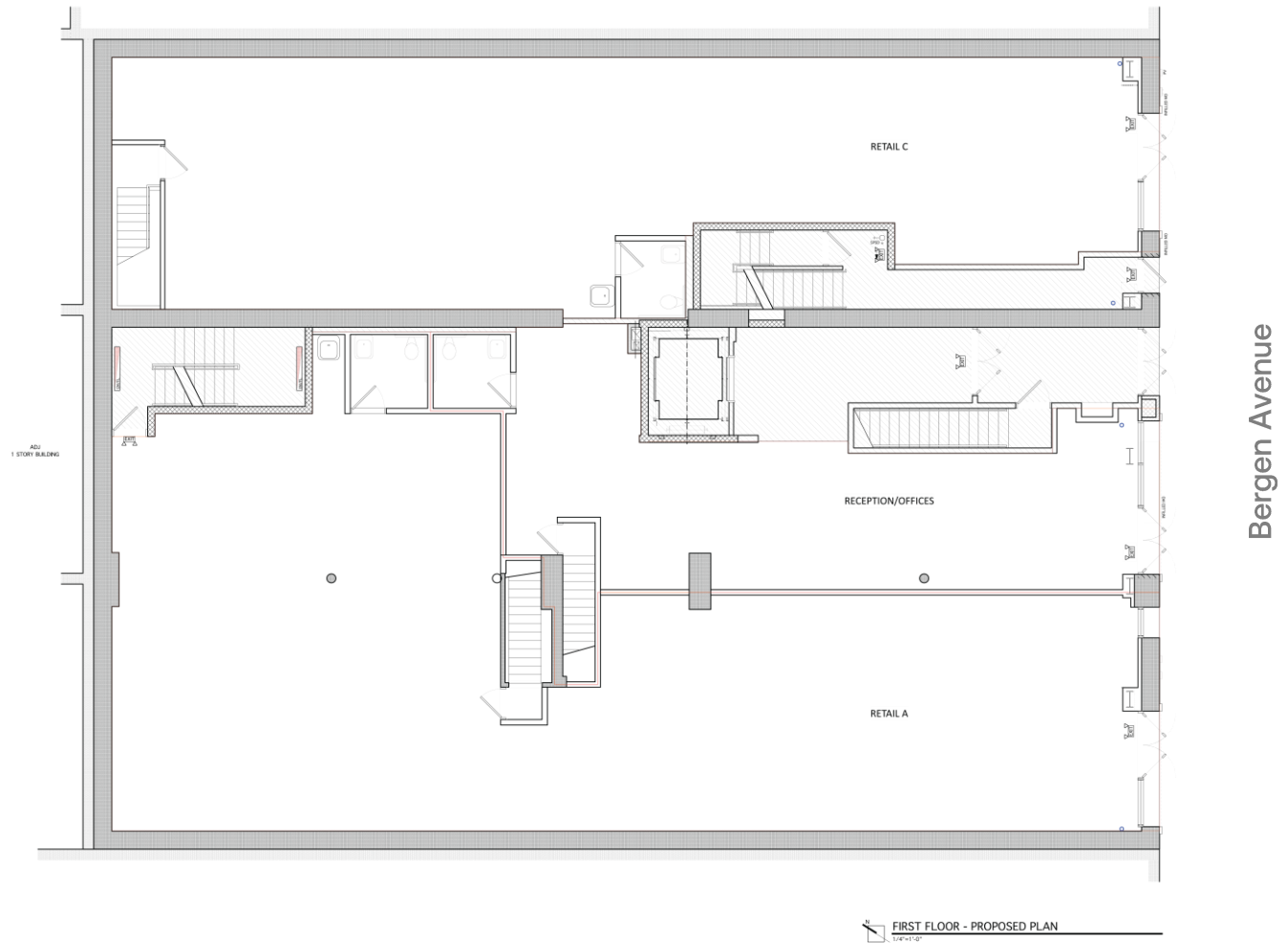


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First Floor – Proposed Plan

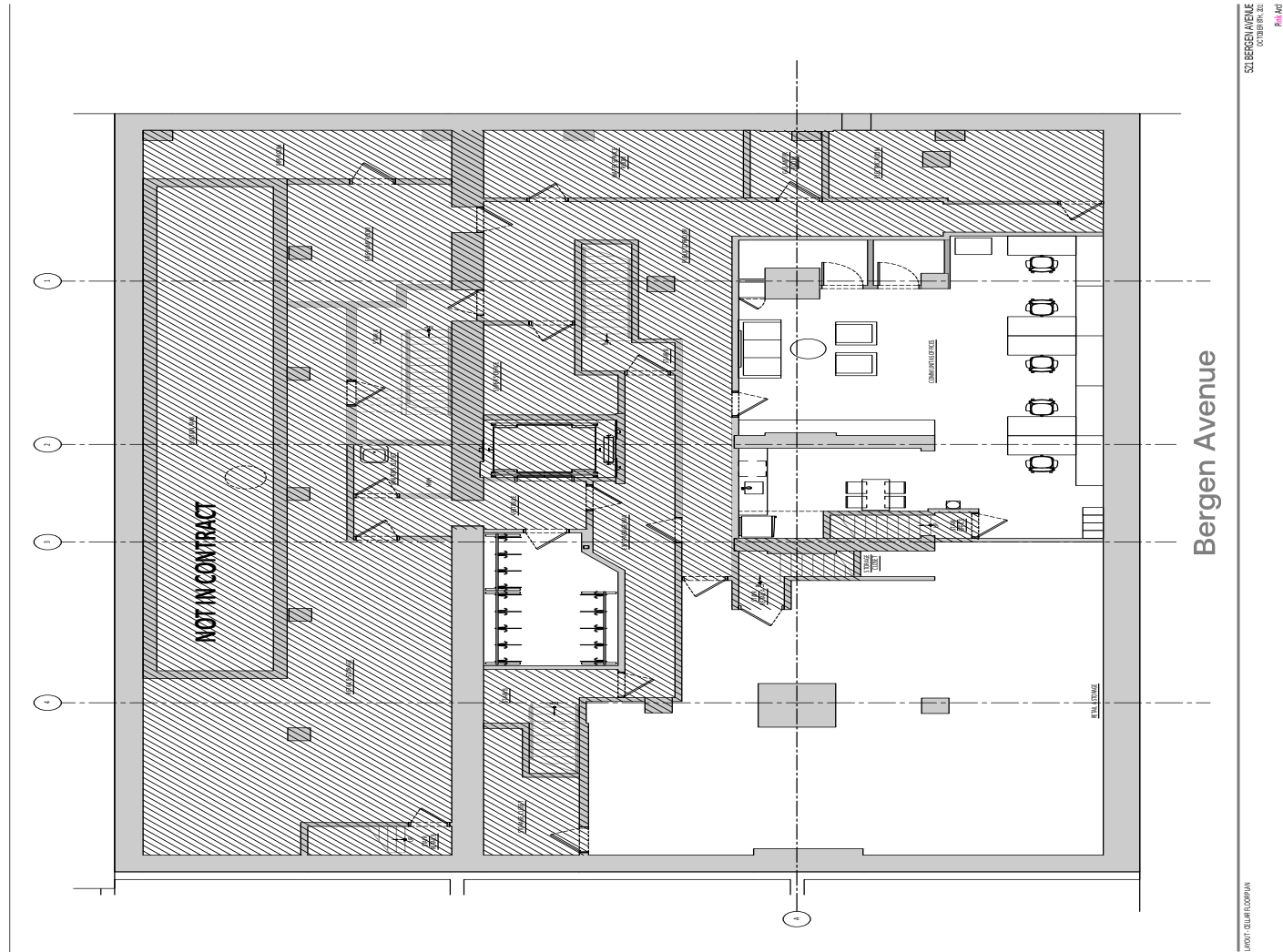


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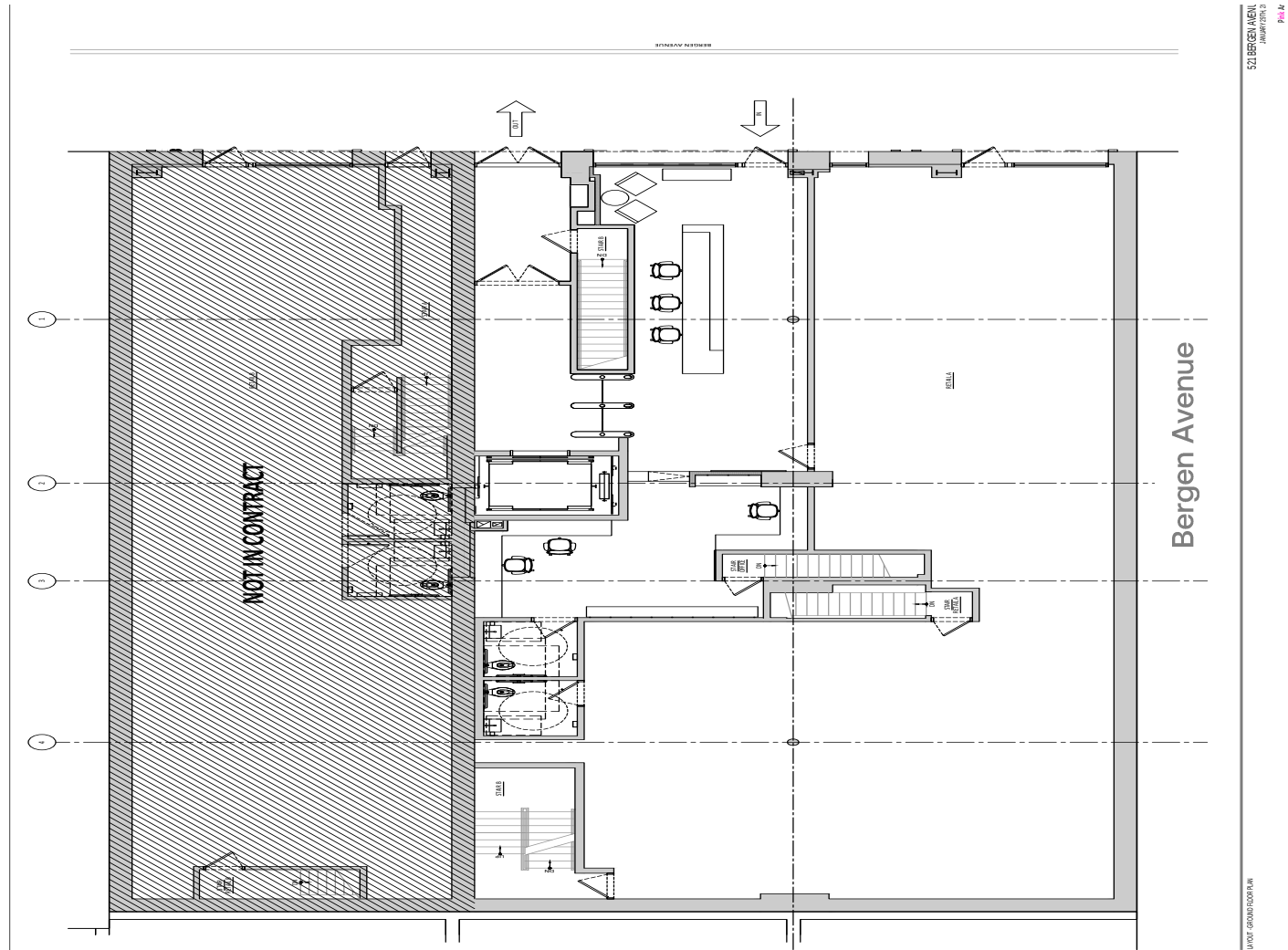


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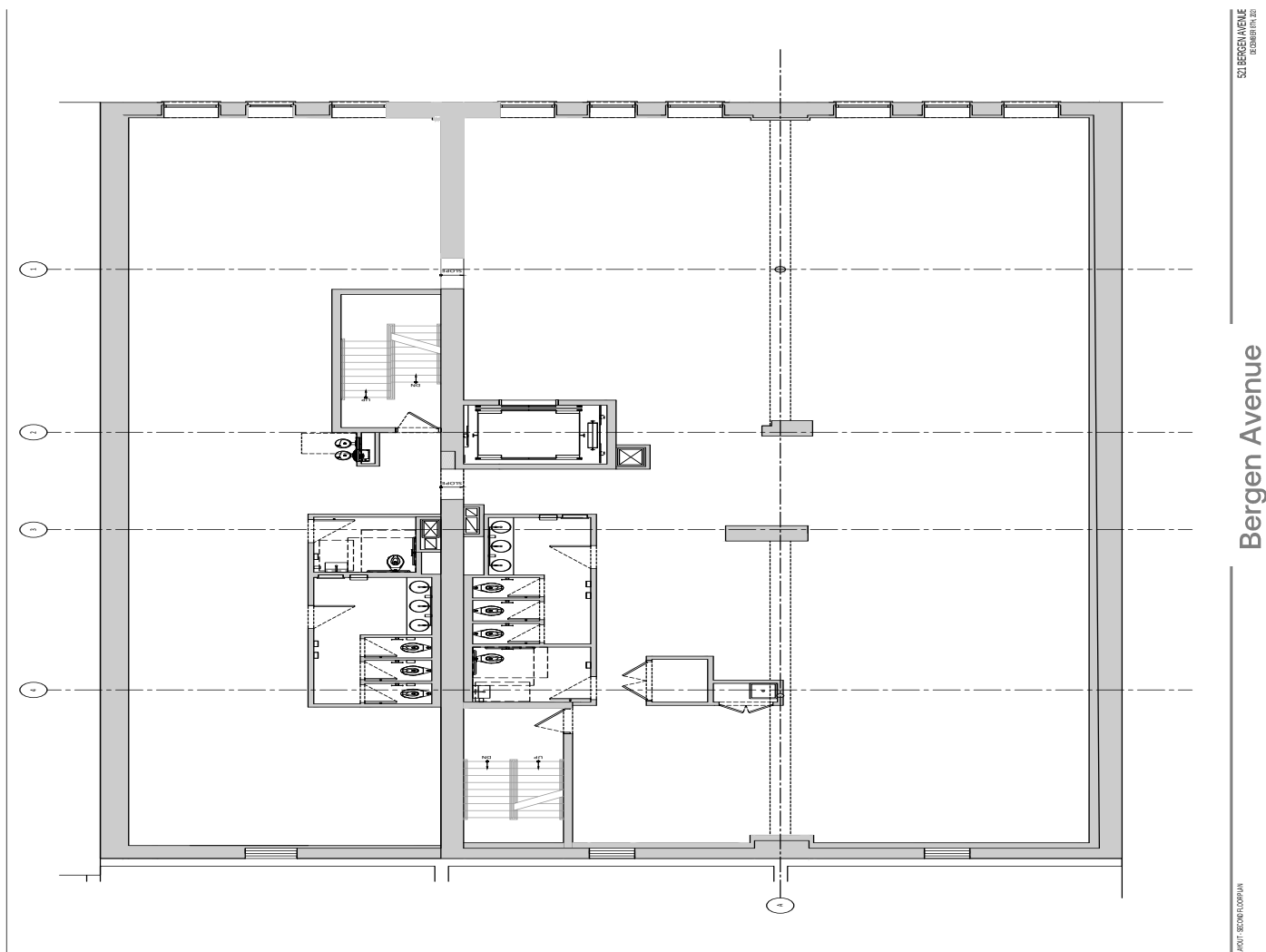


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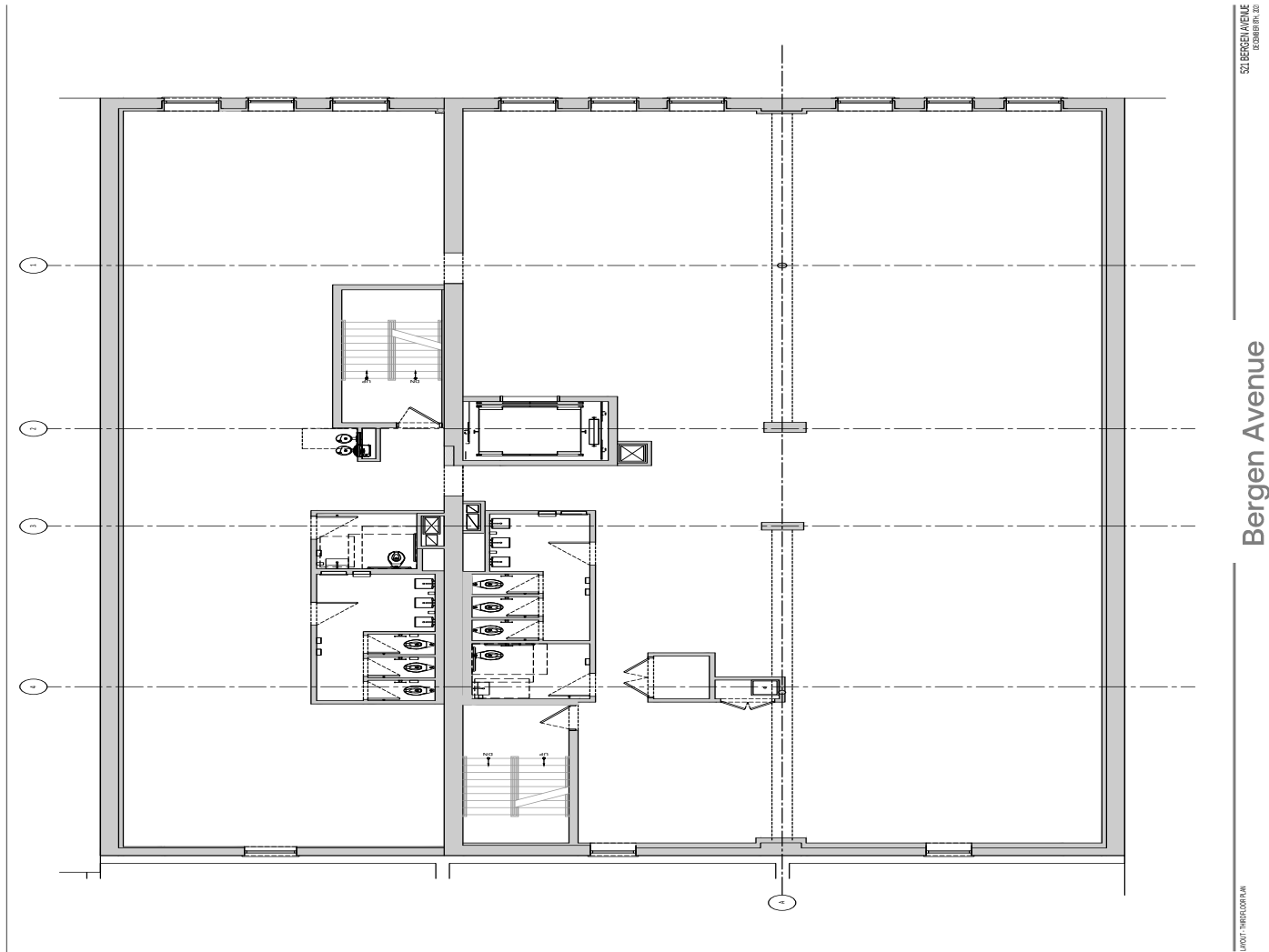
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DECEMBER 2020
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LAYOUT SECOND FLOOR PLAN

Bergen Avenue



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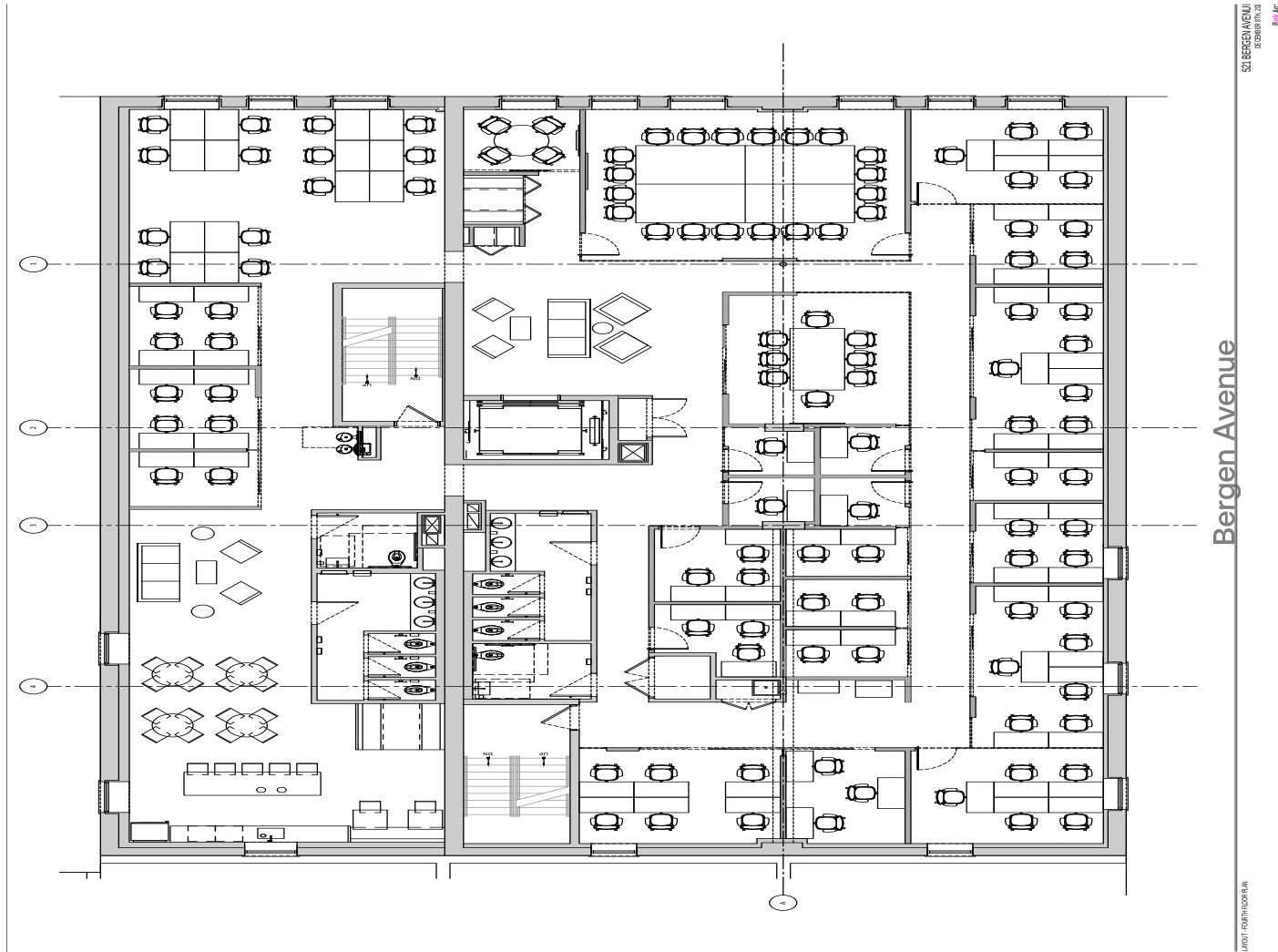


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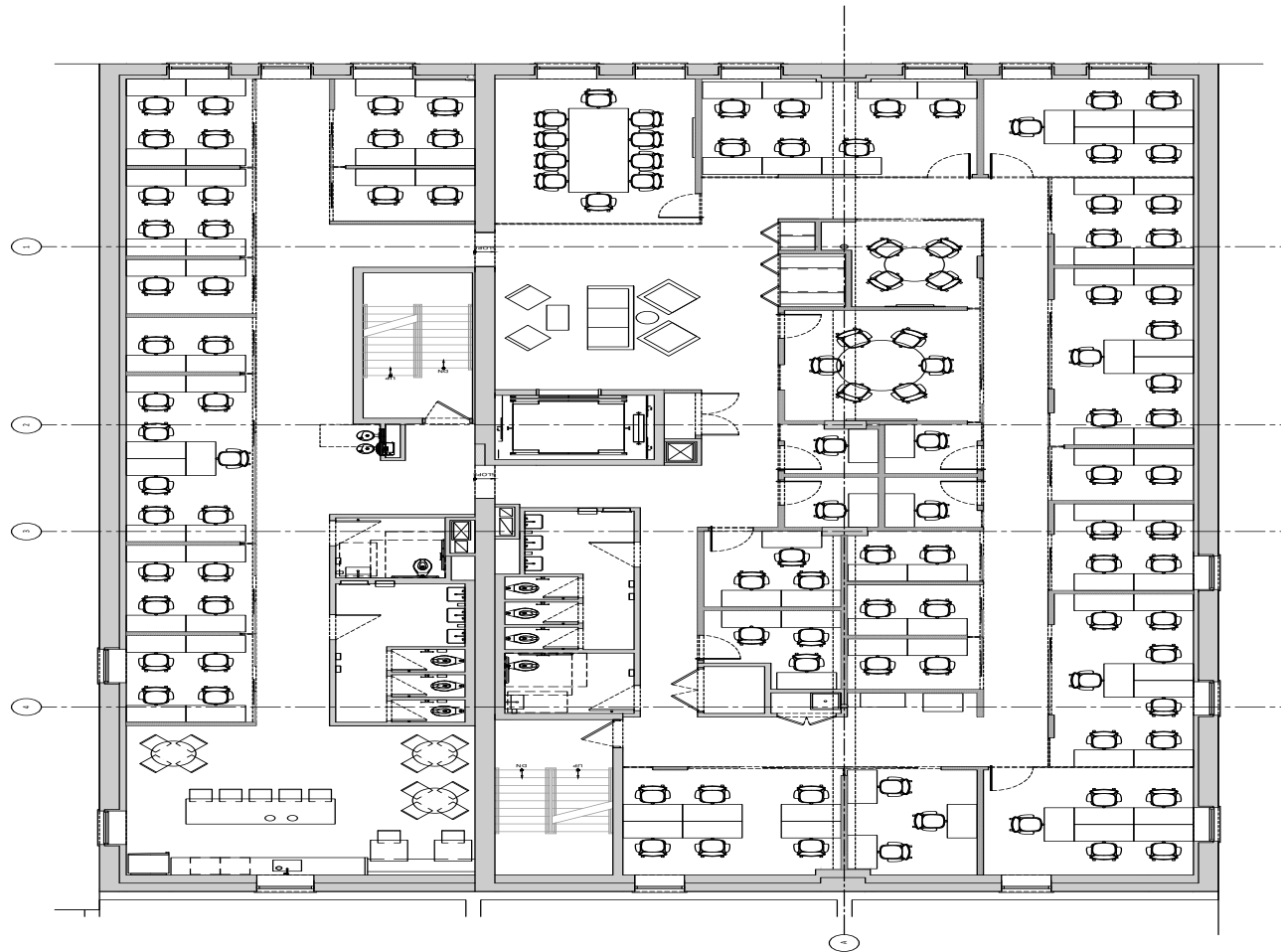


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Bergen Avenue

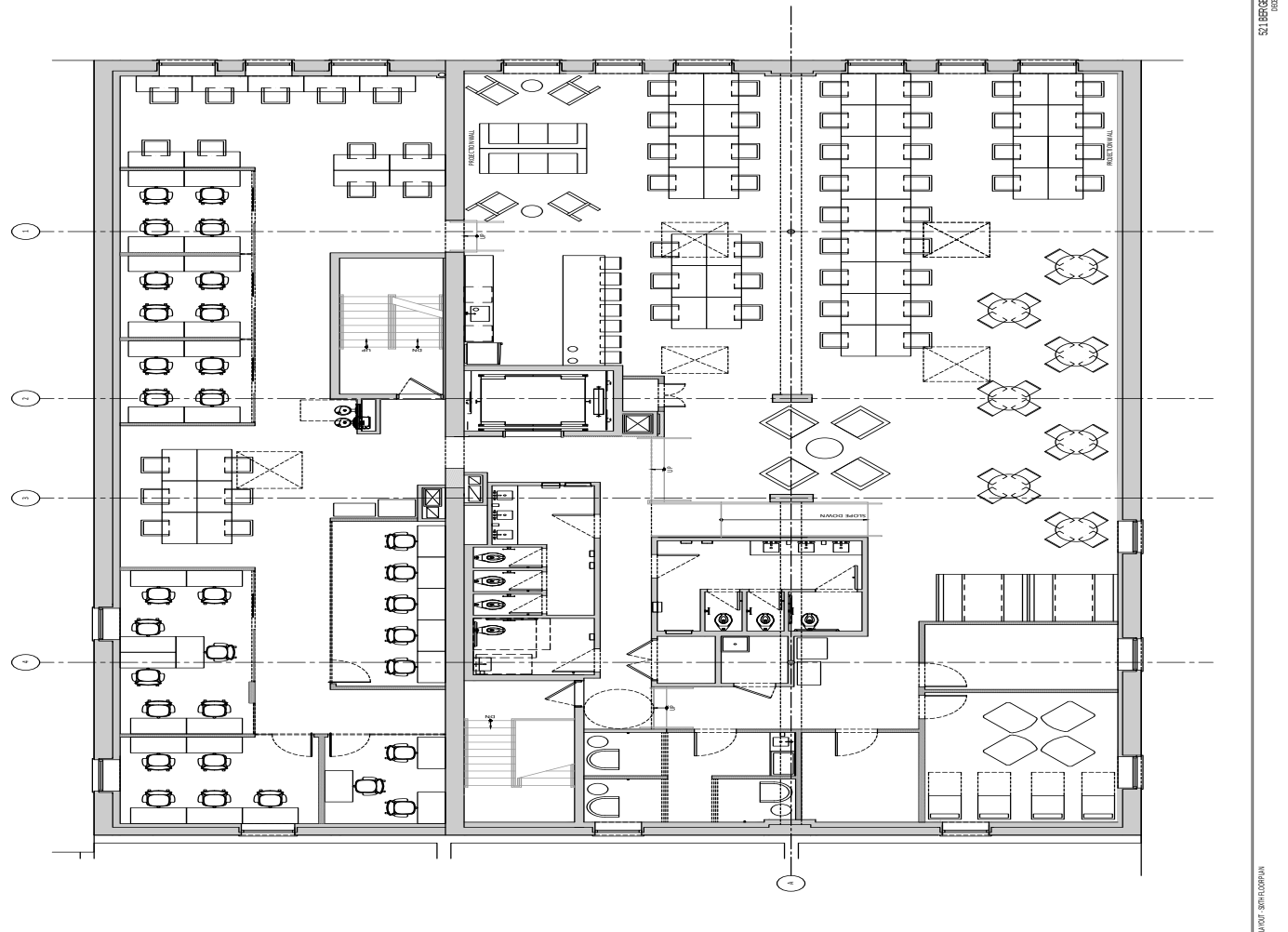
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